

**GORDON**

COMMERCIAL REAL ESTATE BROKERAGE

**OFFICE SPACE FOR LEASE :: 1734 SOLANO AVENUE, BERKELEY, CA**

**SECOND FLOOR OFFICE - ON UPPER SOLANO AVENUE'S SHOPPING CORRIDOR**



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## BE IN THE CENTER OF SOLANO AVENUE, WITH EASY FREEWAY ACCESS, AND AMPLE STREET PARKING

This pedestrian-oriented neighborhood is filled with numerous popular eateries, retail shops, fitness and services



- **SIZE:**  
±726 rsf
- **PRICE:**  
\$2,250/month IG

- Light filled, second floor office space
- Two separate work areas
- Accessed by single stairway (no elevator)
- High ceilings, new paint, track lighting
- Restroom
- Located above Sweet Basil Thai Restaurant
- Zoned C-SO  
(Solano Ave Commercial)

**THERAPY IS NOT CURRENTLY ALLOWED AT THIS LOCATION**

### SOLANO AVENUE RUNS A FULL MILE

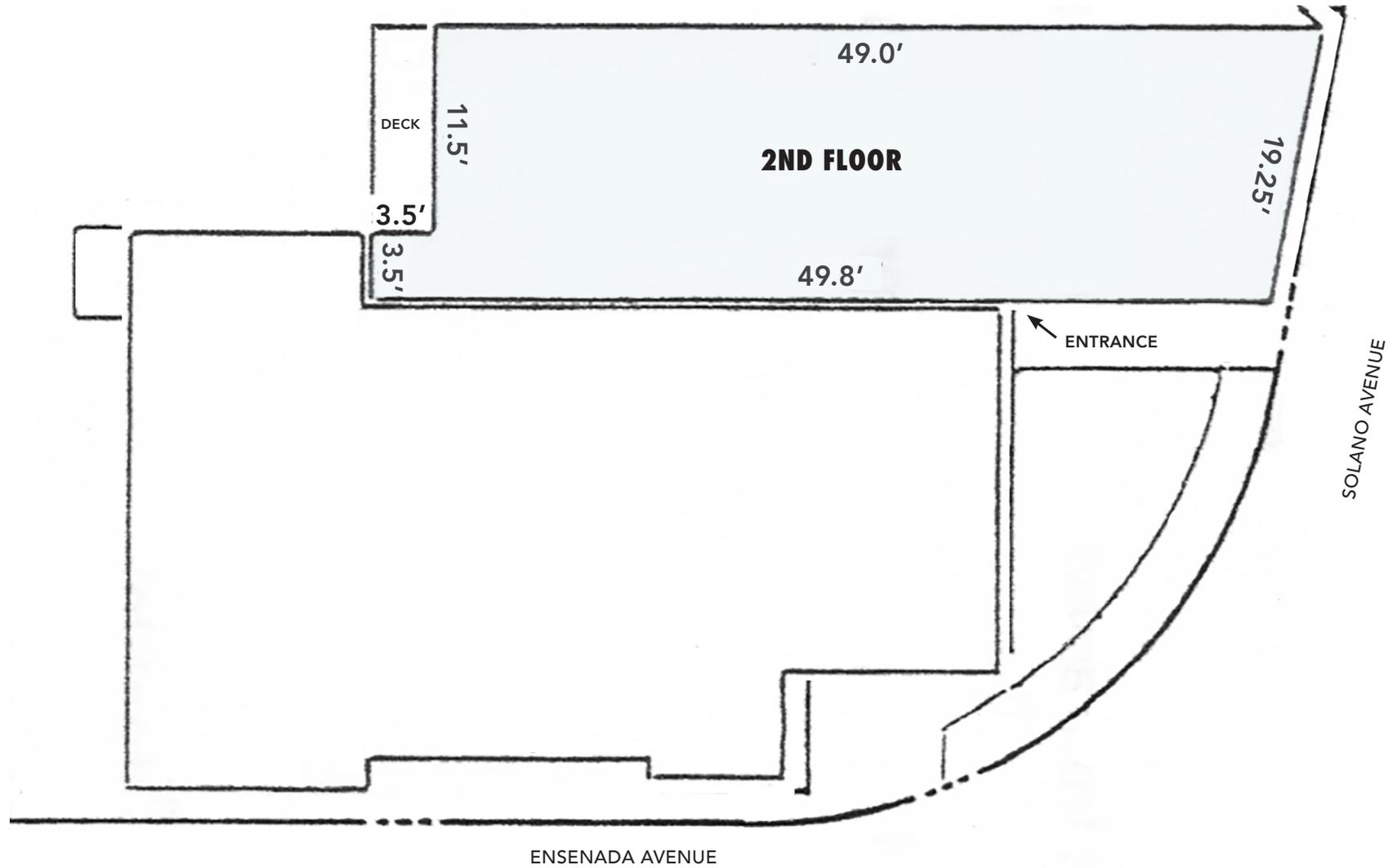
Encompassing two cities, Berkeley and Albany, Solano Avenue is one of Berkeley's most walkable and diverse districts. Filled with independently-owned shops, restaurants, professional services, providing an outdoor, open-air shopping experience.

#### AREA DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	30,115	170,170	317,799
Average HH Income	\$180,122	\$134,754	\$137,832
Median Age	42	39	40
College Degree or Above	78%	66%	59%
Daytime Employees	101,922		





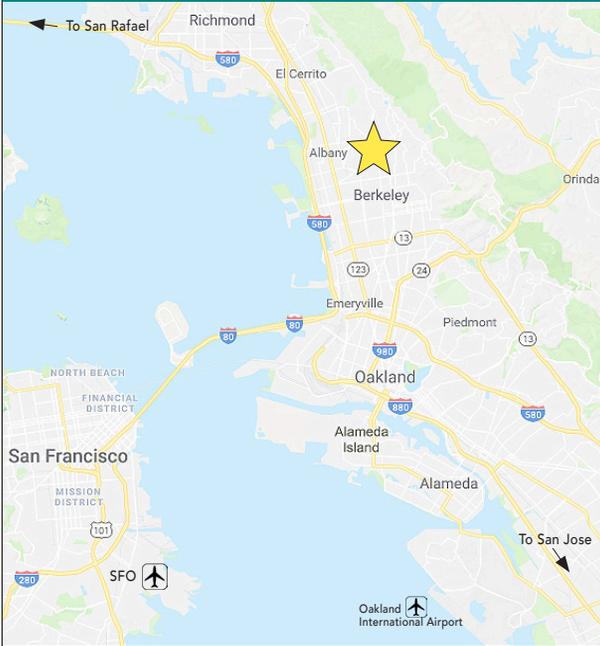


This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

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1734 SOLANO AVENUE, BERKELEY, CA  
IN THE VICINITY



## RESTAURANTS, CAFÉS AND BARS

- Highwire Coffee Roasters
- Fonda Tapas Restaurant
- Gordo Taquería
- House of Curries
- Bowl'd Korean Rice Bar
- Solano Yogurt & Ice Cream
- Taqueria Talavera
- Cugini Italian Restaurant
- Kim's Café & Sandwiches
- Oori Rice Triangles
- Sweet Basil Thai
- Lavender Bakery & Café
- Schmidt's Pub
- Starbucks
- Solano Cellars Wine Bar
- Ajanta Indian Restaurant
- Peet's Coffee
- Barney's Gourmet Hamburgers
- Suzette Crêpe Café
- As You Wish Frozen Yogurt
- Little Star Pizza
- Boss Burger
- Zaytoon Mediterranean
- Mr. Dewie's Cashew Creamery
- Kirin Chinese Restaurant
- Café Raj Asian Restaurant
- Bua Luang Thai Cuisine
- AKEMI Japanese Restaurant
- Troy Greek Restaurant
- Khana Peena
- Zachary's Chicago Pizza
- iScream
- Noah's NY Bagels
- Cactus Taqueria

## RETAIL

- Safeway
- Bikes on Solano
- CVS Pharmacy
- Matsu Fine Natural Bedding
- Neilson Arts Gallery
- Fish First Fly Fishing Store
- Avenue Yarns
- Plaza Tennis & Sports
- Five Little Monkeys Toy Store
- YAZA Women's Clothing
- Morningtide Curated Gifts
- Oaks Jewelers
- Flowerland Nursery
- Pegasus Books
- Shoes On Solano
- Sue Johnson Custom Lamps
- Enslar Lighting
- Lava9 Handbags & Clothing
- Sottovoce Women's Clothing
- Solano Florist
- Fillgood Home Goods
- Oaktown Spice Shop

## FITNESS

- Orangetheory Fitness
- Anytime Fitness
- Happy Hour Fitness Studio
- Oaks Climbing Gym



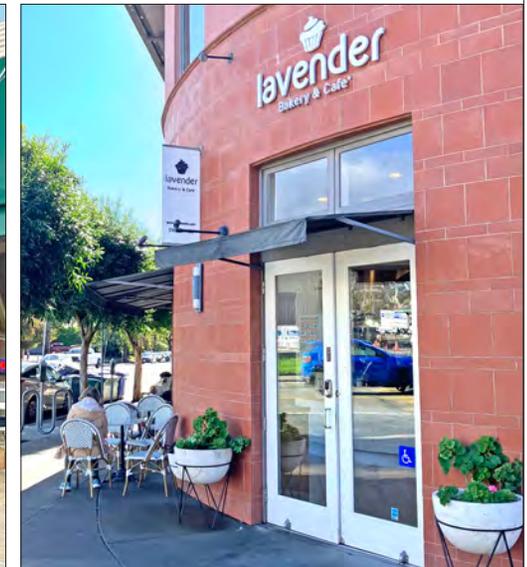
FLOWERLAND



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1734 SOLANO AVENUE, BERKELEY, CA  
**NEIGHBORHOOD**



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.